

BK 7284 PG 163

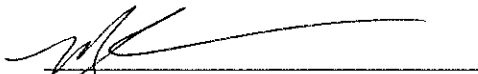
**DEED OF SALE
BY PERSONAL REPRESENTATIVE
(TESTATE)
006101**

**TRANSFER
TAX
PAID**

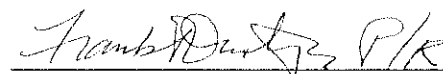
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FRANK T. DUSTY, JR. of Falmouth, Maine, being the duly appointed and acting Personal Representative of the ESTATE OF DOROTHY M. DUSTY, A/K/A DOROTHY M. DUSTIN, deceased, whose will was duly admitted to probate in the Probate Court for Kennebec County, Docket No. 2002-536, by the power conferred by law, and every other power, in distribution of the estate, including the Order for Sale of Real Estate entered by the Judge of said Probate Court on February 10, 2003, grants to EMERY A. RICHMOND and THERESA C. RICHMOND, whose mailing address is 27 Boutelle Avenue, Waterville, Maine 04901, as joint tenants, a certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, and being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 24th day of February, 2003.



Witness



Frank T. Dusty, Jr.
Personal Representative
Estate of Dorothy M. Dusty, a/k/a/
Dorothy M. Dustin


STATE OF MAINE
COUNTY OF KENNEBEC

February 24, 2003

Then personally appeared before me, the above-named FRANK T. DUSTY, JR., in his capacity as Personal Representative of the Estate of Dorothy M. Dusty, a/k/a Dorothy M. Dustin, and acknowledged the foregoing to be his free act and deed in his capacity of Personal Representative of said Estate.



MICHAEL F. PHILLIPS, JR.
Notary Public, State of Maine
My Commission Expires May 31, 2009



Notary Public/Attorney-at-Law
Printed Name: _____
My Commission Expires: _____

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Exhibit "A"

A certain lot or parcel of land with the buildings thereon, situated in Waterville, Kennebec County, Maine, and now or formerly known as the George Hallowell farm and situated on the River Road and described as follows:

The same being bounded on the South by land now or formerly known as the Soule farm, on the West by land now or formerly known as the Russell farm, on the North by land now or formerly of Cousins and also by the Webb Road, and on the East by land now or formerly known as the Balentine lot.

Being the same premises conveyed to Frank T. Dusty and Dorothy M. Dusty as joint tenants by deed dated October 16, 1961 and recorded in the Kennebec County Registry of Deeds at Book 1279, Page 286.

Excepting and reserving from the above described premises are the following lots or parcels of land evidenced by deeds recorded in the Kennebec County Registry of Deeds to the following named grantees:

1. Randall H. and Pamela M. Hart dated April 29, 1974, Book 1721, Page 180;
2. Russell P. Legare and Gloria Legare dated July 29, 1977, Book 2028, Page 157;
3. Mac Marie Hart and Gerald J. Hart dated September 14, 1983, Book 2609, Page 16;
4. Barrie K. Lapham and Denise H. Lapham dated August 25, 1984, Book 2722, Page 32;
5. State of Maine dated June 26, 1970, Book 1524, Page 763;
6. John R. Cosgrove and Celia M. Cosgrove dated January 1, 1972, Book 1571, Page 113;
7. Omer L. Thibodeau and Denise Thibodeau dated March 28, 1972, Book 1576, Page 781;
8. Richard C. Goodhue and Roberta A. Goodhue dated December 19, 1973, Book 1698, Page 40;
9. John R. Cosgrove and Celia M. Cosgrove dated May 16, 1985, Book 2811, Page 72;
10. Valton L. Wood, Jr. and Marcella Wood dated May 24, 1978, Book 2108, Page 337;
11. Garrett B. Hart and Colette M. Hart dated October 17, 1980, Book 2334, Page 243;
12. Randall Hart and Pamela Hart dated December 11, 1980, Book 2347, Page 231;

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13. Kimberly A. Thibodeau dated July 9, 1993, Book 4436, Page 341;
14. Richard C. Goodhue and Roberta A. Goodhue dated November 27, 1994, Book 4818, Page 175;
15. David J. Green and Victoria M. Green dated November 30, 1994, Book 4819, Page 286;
16. Robin A. Pellerin, Jeffrey M. Pellerin, and Jordan K. Pellerin dated November 15, 1994, Book 4830, Page 256.

Also excepting and reserving any other lots or parcels of land deriving from the property described in the aforesaid deed recorded in said Registry at Book 1279, Page 286 conveyed by Frank T. Dusty and/or Dorothy M. Dusty to others by deeds recorded in said Registry of Deeds subsequent to October 16, 1961.

The said Frank T. Dusty died May 21, 1985.

RECEIVED KENNEBEC SS.

2003 FEB 24 PM 3:41

ATTEST: *George B. B. B. B.*
REGISTERED CLERK